

096.0

0001

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

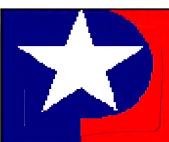
Total Card / Total Parcel

USE VALUE:

1,350,800 / 1,350,800

ASSESSED:

1,350,800 / 1,350,800


Patriot
 Properties Inc.

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
109		COLUMBIA RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1: PRIVITERA PHILIP J/TRUSTEE	
Owner 2: 109 COLUMBIA RD TRUST	
Owner 3:	

Street 1: 59 UNION SQUARE	
Street 2:	

Twn/City: SOMERVILLE	
St/Prov: MA	Cntry
Postal: 02143	Own Occ: N

PREVIOUS OWNER

Owner 1: DARDENO RONALD A -	
Owner 2: -	

Street 1: 109 COLUMBIA RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry

Postal: 02474	Type:
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NARRATIVE DESCRIPTION

This parcel contains .378 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1927, having primarily Brick Veneer Exterior and 2491 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		16470		Sq. Ft.	Site		0	70.	0.56	4									639,871						639,900	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	16470.000	704,900	6,000	639,900	1,350,800		62693
							GIS Ref
							GIS Ref
							Insp Date
							09/13/18

PREVIOUS ASSESSMENT								Parcel ID	096.0-0001-0006.0	PRINT		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	Date	Time
2022	101	FV	704,900	6000	16,470.	639,900	1,350,800		Year end	12/23/2021		
2021	101	FV	684,000	6000	16,470.	639,900	1,329,900		Year End Roll	12/10/2020		
2020	101	FV	683,600	6000	16,470.	639,900	1,329,500	1,329,500	Year End Roll	12/18/2019		
2019	101	FV	512,500	6000	16,470.	639,900	1,158,400	1,158,400	Year End Roll	1/3/2019		
2018	101	FV	511,700	6000	16,470.	548,500	1,066,200	1,066,200	Year End Roll	12/20/2017		
2017	101	FV	511,700	6000	16,470.	511,900	1,029,600	1,029,600	Year End Roll	1/3/2017		
2016	101	FV	511,700	6000	16,470.	438,800	956,500	956,500	Year End	1/4/2016		
2015	101	FV	491,300	6000	16,470.	393,100	890,400	890,400	Year End Roll	12/11/2014		

SALES INFORMATION								TAX DISTRICT				PAT ACCT.			
Grantor	Legal Ref	Type	Date	Sale Code		Sale Price	V	Tst	Verif	Notes				7843	
DARDENO RONALD	48426-368		11/1/2006			875,000	No	No							
ANDERSON HAROLD	28523-27		5/1/1998			469,000	No	No	Y						

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/17/2004	376	Add Att	10,000			G6	GR FY06		9/13/2018	MEAS&NOTICE	BS	Barbara S					
8/13/1998	597	Wood Dec	6,000					18X27 WDK	6/19/2009	Measured	189	PATRIOT					
8/3/1998	525	Redo Bat	40,000					REM BATH,WINDOWS-D	11/2/2005	Permit Visit	BR	B Rossignol					
									11/8/1999	Mailer Sent							
									10/15/1999	Measured	266	PATRIOT					
									6/28/1999		PM	Peter M					

 Sign: VERIFICATION OF VISIT NOT DATA

